

RENTAL VALUATION PROCEDURE – MODEL STATEMENT

Buildings

1. Plinth area in respect of the different individual types of buildings in the premises should be worked out

Ground Floor :
First Floor :
Second Floor :
2. Other items such as cup-board, staircase, portico, balcony, cemented platform, well, water bound maccadam road, and bituminous road inside the campus etc., should be worked out.
3. Water supply, sanitary and electrical installations should be worked out as per actual.
4. Cost for all these items should be worked out at appropriate rates.

Land

1. Total land area of the premises (A) and built-up area (a) should be worked out. $1\frac{1}{2}$ times built up area ($a \times 1\frac{1}{2} = B$) should be allowed for land area for rent purposes – extra land area available ($A-B=C$) should be brought under amenities.
2. Cost as per information obtained from local Sub-Registrar should be worked out.
3. If the total extent of land available in a building compound is less than the maximum limit prescribed above, then the land value should be restricted to the actual extent of land available.

I. Amenities

(Cost at appropriate rates for all the items should be worked out)

- i. :
- ii. :
- iii. :

II. Abstract:

i. Value of building	:	Rs.	A
ii. Value of other items	:	Rs.	B
Total	:	Rs.	C
Less Depreciation	:	Rs. (-)	D
Depreciated value of building	:	Rs.	E

III. Water supply, sanitary and electrical installation

a. As per actuals

i.	:	Rs.	a
ii.	:	Rs.	b
iii.	:	Rs.	c
iv.	:	Rs.	d
Total	:	Rs.	e
Less Depreciation	:	Rs. (-)	f
Depreciated value of building	:	Rs.	g

b. 22½ of 'E'

Less of the Two (g, y)	:	Rs. (+)	
Total	:	Rs.	F

IV. Total value of land (+)

Depreciated value of building + land value	:	Rs.	H
---	---	------------	----------

V. Amenities

i.....	:	Rs.	a
ii.....	:	Rs.	b
iii.....	:	Rs.	c
Total	:	Rs.	d

Less Depreciation	:	Rs. (-)	e
Depreciated value	:	Rs.	f

Cost of surplus land	:	Rs.	g
Total	:	Rs.	h

25% of 'H' if it is non residential building (or)	:	Rs.	j
15% of 'H' if it is residential building	:		

Add lesser of two (h or j)	:	Rs. (+)	
Total	:	Rs.	J

VI. Annual Rent for Residential Building = $J \times 9 / 100$:	Rs.
---	---	-----	-------

VII. Annual Rent for Non-Residential Building = $J \times 12 / 100$:	Rs.
---	---	-----	-------

VIII. Monthly Rent for Residential Building = $J \times 9 / 100 \times 12$:	Rs.
--	---	-----	-------

IX. Monthly Rent for Non-Residential Building = $J \times 12 / 100 \times 12$:	Rs.
---	---	-----	-------